#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale
---------------------------

Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$915,000

#### Median sale price

Median price \$1,132,000	Pro	perty Type Ho	use	Suburb	Nunawading
Period - From 01/10/2020	to	31/12/2020	Sourc	ceREIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	172 Junction Rd NUNAWADING 3131	\$1,088,000	30/01/2021
2	106 Esdale St NUNAWADING 3131	\$1,062,000	12/02/2021
3	360 Springfield Rd NI INAWADING 3131	\$1,000,000	07/02/2021

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/02/2021 15:52
This Statement of Information was prepared on:	25/02/2021 1



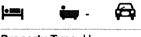
### 11 Trevor Court, Nunawading Vic 3131



Tina Wu 9846 2111 0433 286 984 tina@billschlink.com.au

Indicative Selling Price \$915,000 Median House Price December quarter 2020: \$1,132,000





Property Type: House Land Size: 717.185 sqm approx

**Agent Comments** 

## Comparable Properties

172 Junction Rd NUNAWADING 3131 (REI)

3





•,

**Price:** \$1,088,000 **Method:** Auction Sale **Date:** 30/01/2021

Property Type: House (Res)

**Agent Comments** 



106 Esdale St NUNAWADING 3131 (REI)

mi o





Agent Comments

**Price:** \$1,062,000 **Method:** Auction Sale **Date:** 12/02/2021

Property Type: House (Res) Land Size: 420 sqm approx

360 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

3



Price: \$1,000,000 Method: Auction Sale Date: 07/02/2021

Property Type: House (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



